

OC

20300

APPOINTMENT OF SUCCESSOR TRUSTEE

Vol. m90 Page 18747



KNOW ALL MEN BY THESE PRESENTS, that David W. Cobb and Deborah J. Cobb, husband & wife is the grantor, and Aspen Title & Escrow, Inc. is the trustee, and Larry Mitchell, Garrison E. Mitchell & Emma M. Mitchell is the beneficiary under that certain trust deed dated April 18, 1989, and recorded on April 21, 1989, in book/reel/volume No. M89 at page 6740 or as fee/file/instrument/microfilm/reception No. x x x x of the Mortgage Records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

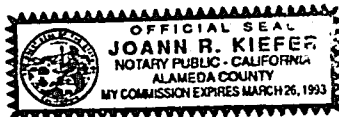
NOW THEREFORE, in view of the premises, the undersigned hereby appoints William L. Sisemore, whose address is

540 Main St., #301, Klamath Falls, Oregon, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: 9/13, 1990



(If executed by a corporation, affix corporate seal)

(If the beneficiary who signs above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.)

STATE OF ~~OREGON~~ California } ss.

County of Alameda

The foregoing instrument was acknowledged before me this 19, 1990, by

Larry Mitchell

(SEAL) Joann R. Kiefer
Notary Public for California
My commission expires: 3/26/93

STATE OF OREGON)

County of Klamath)

The foregoing instrument was acknowledged before me this 17th day of September, 1990, by Garrison C. Mitchell & Emma M. Mitchell.

(SEAL) William L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/2/91

APPOINTMENT OF SUCCESSOR TRUSTEE

RE: Trust Deed from

Grantor

to

Trustee

RECORDING RETURN TO
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

'90 SEP 10 PM 2 30

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein David W. Cobb and Deborah J. Cobb, husband and wife, is Grantor; Aspen Title & Escrow, Inc., is Trustee; and Larry Mitchell, Garrison E. Mitchell (Garrison C. Mitchell) & Emma M. Mitchell, is Beneficiary, recorded in Official/Microfilm Records, Vol. M89, Page 6740, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 3 and 4, Block 9, KLAMATH LAKE ADDITION, in the County of Klamath, State of Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:
May 1, 1990, instalment of \$338.60 plus a like amount due monthly thereafter, together with late charges and interest at the rate of 17% per annum from March 6, 1990, plus 1989-90 real property taxes in the amount of \$104.36.

The sum owing on the obligation secured by the trust deed is:
\$21,681.75 plus interest & late charges

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on January 28, 19 91, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main St., #301, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: Sept. 18, 19 90. William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath, ss
The foregoing was acknowledged before me on September 18, 19 90 by William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 1991

William L. Sisemore Attorney for Trustee

STATE OF OREGON, County of Klamath, ss
Filed for record on September 18, 19 90 at 2:30 o'clock P.m.
and recorded in M90 page 18747 of mortgages.

Evelyn Biehn County Clerk by Pauline Muelendore, Deputy
Fee \$13.00
After recording return to:

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601